

**Zoning By-Law Review Committee  
Minutes of August 30, 2016**

Present for the Zoning By-Law Committee were: John Crowley, Phil Greene, Heather Santiago-Hutchings, Louis Rousseau, Jim Jendro and Tony Archinski. Also present were: Betsy Ware, Community Development, Dan McLaughlin, Building Inspector and Samantha Carver, Recording Secretary. The meeting was held at Town Hall 62 Arlington Street, second floor conference room.

Absent: George Nangle

The Chairman opened the meeting at 7:02 p.m.

Mr. Crowley explained that due to a health issue he was unable to continue on with the meetings and apologized for not communicating this better to the group. He stated that when they had met before there was some confusion as to what the Committee's goal was. Mr. Crowley handed the committee a paragraph on zoning ordinances or by-laws and when they are changed. He stated that this Committee are charged with looking at articles that are brought to them to see how they fit within the current bylaws and they act more as an advisory committee. Mr. Crowley also handed the Committee an outline of what the mission on the committee should be and the certain steps that need to be accomplished.

Mr. Crowley discussed that the zoning bylaws have been updated through June 2016 and he had asked the secretary to forward that over to the committee via email. Apparently the Town Clerk's office is having some printed. Mr. Crowley stated that are a committee that reviews zoning changes brought to them and makes sure they don't create a conflict with the current zoning.

Mr. Crowley discussed meeting once a month if they have something to work on but not to meet for the sake of meeting. He discussed working on a solar, wind and telecommunications bylaw. The Committee discussed a night to have the meetings. The Committee settled on Monday nights due to other commitments by staff. The next meeting was determined to be Monday September 12, 2016 and the Committee will meet the second Monday of each month.

Ms. Ware presented a packet of draft zoning bylaw changes to be considered. She stated some of these are housekeeping items with cleaning up the language. The following drafts were discussed:

- Eliminate Relief for Affordable Housing – Ms. Ware stated that this is not feasible to monitor one individual home and the owner has a lack of understanding about the deed rider where when the house is sold it's sold at the affordable rate and the new owner is at 80% of median income forever.

There was a discussion on Dracut's Affordable Housing Production Plan and that it was in effect until 2018. Mr. Crowley asked Ms. Ware to send that to him because he thought it was not in affect to that date.

Ms. Ware also discussed the Town's Master Plan and from what she was able to research it was never adopted by the Planning Board. The Open Space plan also needs updating. It was last updated in 2009 and this affects the Town in being able to qualify for grants for open space.

- Add Bed and Breakfast Use to 2.11.40; 2.11.30 Table of Permitted uses and to Section 3.10.24 Table of Off-Street Parking requirements
- Addition of Museums to the Table of Use Regulations
- Clarification of Educational Uses in the table of Use Regulations
- Clarify and expand the definition of Home Occupation to allow for broader and more varied work options within the home setting while minimizing impacts to abutting properties.
- Amend telecommunications Bylaws to allow stealth installation in all residential and business districts by special permit/site plan review of the Board of Selectmen

Ms. Ware also discussed the M.G.L. for utilities of grant of location which is a quicker process than a Special Permit. She also discussed that if something is being considered on town property then it would have to go out for RFP and then go to town meeting vote.

Mr. McLaughlin discussed roosters and how he would like to propose language that they not be allowed on anything less than five acres of land.

Mr. Crowley stated that this committee will look at the mechanics of the bylaw changes once the Planning Board of Board of Selectmen takes ownership of the change.

Ms. Ware talked about re-codifying the zoning bylaws and if this task were undertaken it could range in the \$15,000-\$20,000 for a consultant.

### **Adjournment**

Mr. Rousseau made a motion to adjourn the meeting at 7:10 p.m. Mr. Greene seconded the motion. The motion carried unanimously.

### **ZONING BYLAW REVIEW**



**Absent: George Nangle**